

**SHERIFF'S DEED**

**2018-001668**

**Klamath County, Oregon**

**02/12/2018 02:06:01 PM**

**Fee: \$52.00**

**Grantor:**

**KLAMATH COUNTY SHERIFF'S  
OFFICE  
3300 VANDENBERG ROAD  
KLAMATH FALLS, OR 97603**

**Grantee:**

**SPECIALIZED LOAN SERVICING LLC**

**After recording return to:**

**Shapiro & Sutherland**

**1499 SE Tech Center Place, Suite 255**

**Vancouver, WA 98683**

**Until requested otherwise send all tax  
statements to:**

**Specialized Loan Servicing LLC**

**8742 Lucent Blvd, Suite 300**

**Highlands Ranch, Colorado 80129**

**SPACE RESERVED  
FOR  
RECORDER'S USE**

**THIS INDENTURE, Made this 01/29/2018, by and between Chris Kaber, Sheriff of Klamath County,  
Oregon, hereinafter called the grantor, and SPECIALIZED LOAN SERVICING LLC, hereinafter called the grantee;  
WITNESSETH:**

**RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number  
16CV26898, Klamath County Sheriff's Office Number F17-0069, in which SPECIALIZED LOAN SERVICING LLC  
was plaintiff(s) and BERNARDO S. LOPEZ; PARTIES IN POSSESSION was defendant(s), in which a Writ of  
Execution, which was issued on 01/20/2017, directing the sale of that real property, pursuant to which, on 06/02/2017  
the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$67,500.00, to  
SPECIALIZED LOAN SERVICING LLC, who was the highest and best bidder, that sum being the highest and best  
sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or  
grantor's predecessor in office. After Grantor received funds in the amount bid at the sale, a certificate of sale, as  
required by law, was duly executed and delivered to the purchaser.**

**The real property has not been redeemed from the sale, and the time for so doing has now expired. The  
grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.**

**NOW, THEREFORE, by virtue of said Writ of Execution, and in consideration of the sum paid for the real  
property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain,**



sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

BEGINNING AT A POINT 40 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 441 IN BLOCK 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE EAST 100 FEET; THENCE SOUTH 40 FEET; THENCE WEST 100 FEET; THENCE NORTH 40 FEET TO THE PLACE OF BEGINNING; BEING A PORTION OF LOTS 440 AND 441 BLOCK 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLATE THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The property is commonly known as: 711 MITCHELL STREET, KLAMATH FALLS, OR 97601

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

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**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED**



OFFICIAL STAMP  
KATIE LYNNE BROW  
NOTARY PUBLIC - OREG  
COMMISSION NO. 9518  
COMMISSION EXPIRES JUNE 29,

IN ORS 92.010 OR 215.010, TO VERIFY THE  
APPROVED USES OF THE LOT OR PARCEL, TO  
DETERMINE ANY LIMITS ON LAWSUITS  
AGAINST FARMING OR FOREST PRACTICES,  
AS DEFINED IN ORS 30.930, AND TO INQUIRE  
ABOUT THE RIGHTS OF NEIGHBORING  
PROPERTY OWNERS, IF ANY, UNDER ORS  
195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON  
LAWS 2007, AND SECTIONS 2 TO 9 AND 17,  
CHAPTER 855, OREGON LAWS 2009, AND  
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS  
2010.

Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 11/29/2018

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



Katie Lynne B  
Notary Public for the State of Oregon  
My commission expires: 6-29-2020

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